



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9498 (RZ 14-662864)  
10644 Railway Avenue**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

**“ 8.15 Large Lot Arterial Road Coach House (RCH2)**

**8.15.1 Purpose**

The **zone** provides for a detached **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

**8.15.2 Permitted Uses**

- **housing, single detached**  
with a detached **coach house**

**8.15.3 Secondary Uses**

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**

**8.15.4 Permitted Density**

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per lot.
2. The maximum **floor area ratio** (FAR) including the **single detached housing** and **coach house** is 0.60 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m<sup>2</sup> and must not exceed a total **floor area** of 60.0 m<sup>2</sup>.
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m<sup>2</sup>, and is not included in the calculation of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a **coach house** shall have a maximum area of 8.0 m<sup>2</sup>, and shall be located so as to face the **lane** on a mid block **lot**, and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a **coach house** must be enclosed within the allowable **building** area.

#### 8.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is **45% for buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

#### 8.15.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **coach houses, carports, garages and parking spaces** must be set back a minimum of 20.0 m.
2. The minimum **interior side yard** is 1.2 m for the **single-detached housing**.
3. The minimum **interior side yard** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and to the opposite and opposing **side lot line** is 1.8 m.
4. In addition to subsection 8.15.6.3, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the adjacent **lot** to the north.
5. The minimum **exterior side yard** is 3.0 m.
6. The minimum **rear yard** is 6.0 m for the **single detached housing**.
7. A detached **accessory building** other than a **coach house**, of more than 10.0 m<sup>2</sup> may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public road or 1.2 m to any other **lot line**.
8. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
9. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
10. **Coach houses** are not permitted in the **front yard**.
11. Waste and recycling bins for the **lot** shall be located within a **screened structure** that is set back a minimum of 1.5 m from the **rear lot line**.
12. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.

13. An unenclosed and uncovered **balcony** of a **coach house** located so as to face the **lane** on a mid block lot, and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.

#### 8.15.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a principal **building** with a flat roof, the maximum **height** is 7.5 m
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the residential vertical lot width envelope but no further than the setback required for the interior side yard or the exterior side yard.
3. The ridge line of front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum front yard **setback** requirement for the lot in question.
5. The **residential vertical lot depth envelope** is:
  - a) calculated from the **finished site grade**; and
  - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In this **zone**:
  - a) The **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
  - b) the maximum **height** to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
  - c) for the purpose of this subsection 8.15.7.7 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.

8. The maximum **height** for **accessory structures** is 9.0 m.

#### 8.15.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RCH2	6.0 m	12.0 m	35.0 m	420.0 m <sup>2</sup>

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

#### 8.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the RCH2 zone:
- fences**, when located within 3.0 m of a **side lot line abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and
  - fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided on the **lot** with a minimum area of 30 m<sup>2</sup> and a minimum width and depth of 3.0 m.
3. All private outdoor space shall not be:
- located in the **front yard**; and
  - occupied or obstructed by any **buildings, structures**, projections and on-site parking except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
4. A private outdoor space shall also be provided for the benefit of the **coach house** only, which:
- may include an open or covered deck, unenclosed **balcony, patio pavers, porch** or fenced yard space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
  - shall be accessed from the **rear yard, lane** or **coach house**.

5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
  - a) the planting of appropriate trees (e.g. small species or fastigate/columnnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
  - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
6. A high quality **screen** shall be located between a **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
8. Where vertical greening is used as a means to improve privacy, it may include walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
  - a) clearly leading from the **road** to the **coach house** entry; and
  - b) clearly leading from the **lane** to the **coach house** entry.

#### 8.15.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a **driveway** is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle** access to or from a public **road** or **lane**.
3. A **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**.
4. The required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

**8.15.11 Other Regulations**

- 1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.
- 2. A **child care program** shall not be located in a **coach house**.
- 3. The **coach house** must be located above a detached **garage**.
- 4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply. "

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LARGE LOT ARTERIAL ROAD COACH HOUSE (RCH2)**".

P.I.D. 003-832-481

Lot 462 Except: the northerly portion, Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9498**".

FIRST READING

**JUL 25 2016**

A PUBLIC HEARING WAS HELD ON

**SEP 06 2016**

SECOND READING

**SEP 06 2016**

THIRD READING

**SEP 06 2016**

OTHER REQUIREMENTS SATISFIED

**OCT 25 2017**

ADOPTED

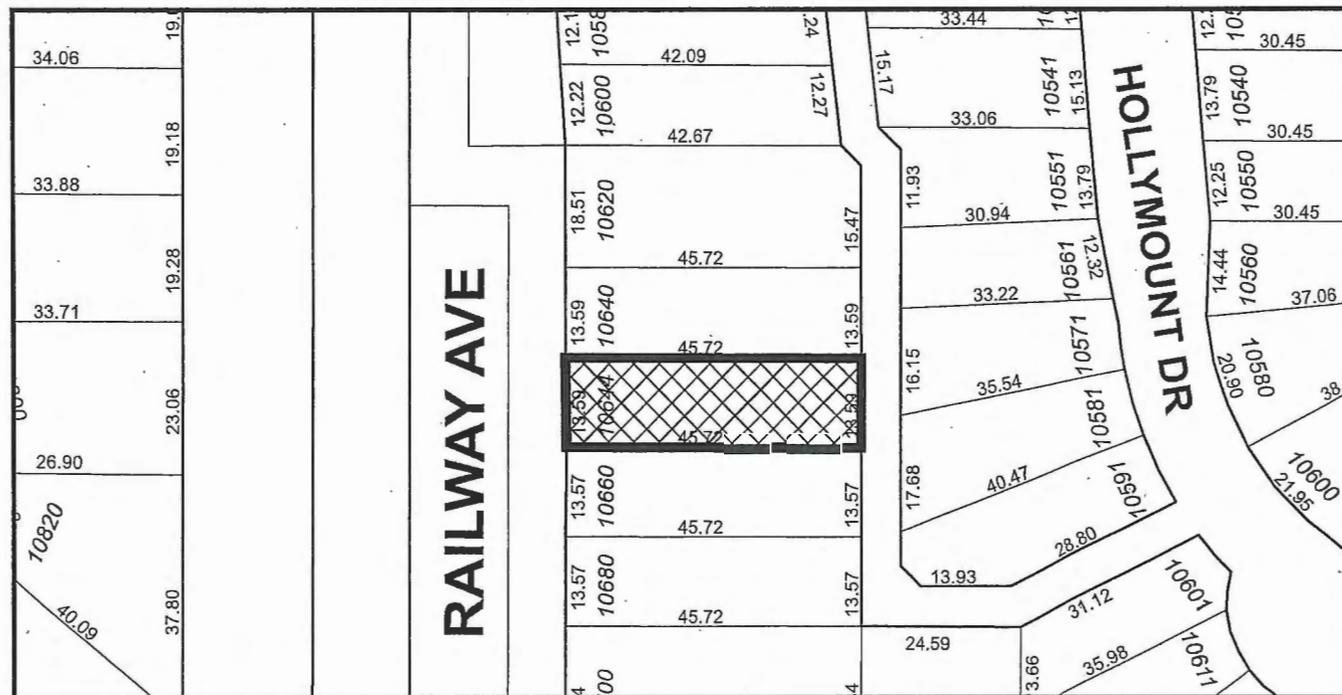
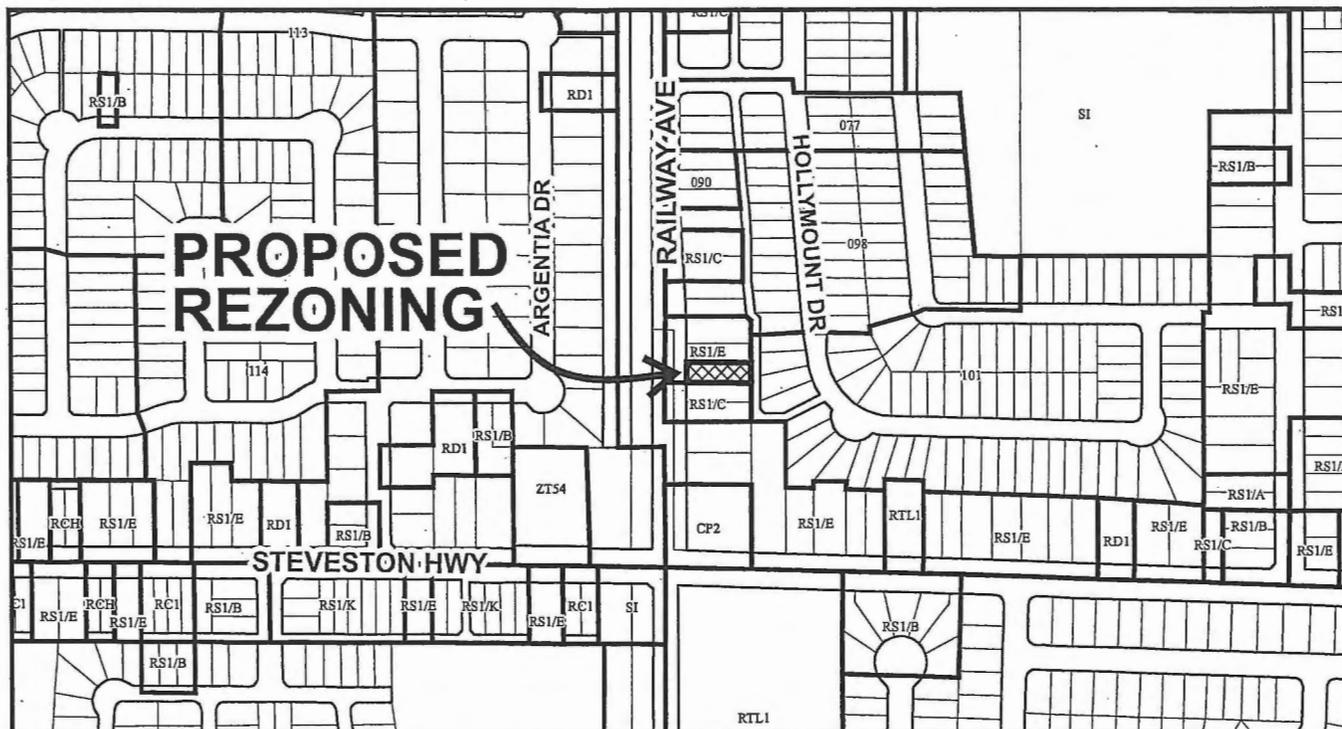


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MAYOR

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CORPORATE OFFICER



# City of Richmond



## RZ 14-662864

Original Date: 05/21/14

Revision Date:

Note: Dimensions are in METRES